

CEDAR STORAGE FINAL BINDING SITE PLAN

IN A PORTION OF THE SW 1/4 OF SE 1/4 OF SEC.34 T26N, R43 EWM
CITY OF SPOKANE, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2023, AT _____ M. IN
BOOK _____ OF SHORT PLATS ON PAGE _____ AT THE REQUEST OF SIMPSON
ENGINEERS.

SPOKANE COUNTY AUDITOR _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, CEDAR STORAGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HAS CAUSED TO BE PLATTED INTO LOTS AND STREETS THE LAND SHOWN HEREON AS BINDING SITE PLAN #ZZ2-250PBSP AND DESCRIBED AS FOLLOWS:

LOTS 2, 3, AND 4, BLOCK 5, ENDION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 190, RECORDS OF SPOKANE COUNTY;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ONSITE SHALL BE DISPOSED OF ONSITE IN ACCORDANCE WITH SMC 17D.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND PER THE PROJECT ENGINEER'S RECOMMENDATIONS BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL BSP.

TEN-FOOT UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON THE DESCRIBED BSP ARE HEREBY DEDICATED TO THE CITY AND ITS PERMITEES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION, AND OPERATION OF THEIR RESPECTIVE FACILITIES TOGETHER WITH THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION RECONSTRUCTION, RELIABILITY, AND SAFE OPERATION OF THE SAME.

DEVELOPER OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILLING, ARE REQUIRED TO FOLLOW AN EROSION AND SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE DEVELOPMENT SERVICES CENTER PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS BSP UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 17.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, AND CITY DESIGN STANDARDS HAVE BEEN COMPLIED WITH. A SURFACE DRAINAGE PLAN SHALL BE PREPARED FOR EACH LOT AND SHALL BE SUBMITTED TO THE CITY OF SPOKANE PLANNING & DEVELOPMENT DEPARTMENT FOR REVIEW AND ACCEPTANCE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.

ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE BSP; THE USE OF INDIVIDUAL ONSITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS IS PROHIBITED.

ALL PARKING AREAS AND DRIVEWAYS MUST BE HARD SURFACED.

GARAGES SHALL BE A MINIMUM OF TWENTY FEET FROM THE BACK OF SIDEWALK TO FULLY ACCOMODATE A PARKED VEHICLE WITHOUT OBSTRUCTING THE SIDEWALK.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE PLANNING & DEVELOPMENT DEPARTMENT IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS BSP.

PER COMMENTS FROM SPOKANE REGIONAL HEALTH DISTRICT:

ALL DEMOLITION/CONSTRUCTION DEBRIS MUST BE TRANSPORTED TO A LICENSED SOLID WASTE DISPOSAL FACILITY. NO ON-SITE BURNING OR BURYING OF DEBRIS WILL BE ALLOWED.

IF THE SITE OF THE PROPOSED PROJECT REQUIRES FILL OR GRADING, AND CLEAN SOIL OR ROCK USED, NO ACTION IS REQUIRED BY THE HEALTH DISTRICT. IF THE FILL WILL INCLUDE INERT WASTE SUCH AS CONCRETE OR ASPHALT IT SHALL NOT EXCEED 250 CUBIC YARDS WITHOUT OBTAINING AN INERT WASTE LANDFILL PERMIT. SITES REQUIRING AN INERT WASTE LANDFILL PERMIT SHALL COMPLY WITH WAC 173-350-410. ANY OTHER REGULATED SOLID WASTE PLACED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE CHAPTER 173-350 WAC.

INERT WASTES SUCH AS CONCRETE CAN BE UTILIZED IF CURSHED, RENDERED, OR PROCESSED INTO AN ENGINEERED SPECIFIED AGGREGATE MATERIAL IN ACCORDANCE WITH ASTM STANDARDS AND IT IS CERTIFIED AND SIGNED BY AN ENGINEER LICENSED IN THE STATE OF WASHINGTON.

PLEASE BE ADVISED THAT ANY ON-SITE SEPTIC DISPOSAL SYSTEM FOR A PROPERTY THAT WILL BE CONNECTED TO THE MUNICIPAL SEWER MUST BE DECOMMISSIONED IN ACCORDANCE WITH CHAPTER 246-272A WAC SECTION 300, ABANDONMENT.

ANY ON-SITE DRINKING WATER OR IRRIGATION WELL ON THE SUBJECT PROPERTY THAT IS NO FURTHER IN USE MUST BE DECOMMISSIONED IN ACCORDANCE WITH CHAPTER 173-160 WAC SECTION 381 STANDARDS FOR DECOMMISSIONING A WELL.

OFFICIALS

CITY OF SPOKANE TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENTS ASSESSMENTS.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023

CITY OF SPOKANE TRESURER _____

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY DELINQUENT LOCAL IMPROVEMENT ASSESSMENT, FUTURE INSTALLMENTS, IF ANY, SHALL REMAIN DUE AND PAYABLE AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS TO INITIATE THE SEGREGATION OF THE LID ASSESSMENT.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023

CITY OF SPOKANE TRESURER _____

A PRELIMINARY LOCAL IMPROVEMENT ASSESSMENT EXISTS AGAINST THIS PROPERTY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER'S TO INITIATE THE SEGREGATION OF THE LID ASSESSMENT. AFTER THIS ASSESSMENT IS FINALIZED, IT SHALL BE DUE AND PAYABLE.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023

CITY OF SPOKANE TRESURER _____

CITY OF SPOKANE PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS _____ DAY OF _____, 2023 AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #ZZ0-083PSP.

CITY OF SPOKANE PLANNING DIRECTOR _____

CITY OF SPOKANE ENGINEER

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS _____ DAY OF _____, 2023

CITY OF SPOKANE ENGINEER _____

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS.

DATED THIS _____ DAY OF _____, 2023

SPOKANE COUNTY TREASURER _____

ACKNOWLEDGMENT

CEDAR STORAGE LLC

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____, 2023 BEFORE ME PERSONALLY APPEARED _____, AS _____ OF CEDAR STORAGE LLC, A WASHINGTON STATE LIMITED LIABILITY COMPANY, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____ WASHINGTON

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY SEAL THIS _____ DAY
OF _____, 2023.



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CEDAR STORAGE LLC.

I, STEVEN W. TRIPP, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF CEDAR STORAGE FINAL BINDING SITE PLAN, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

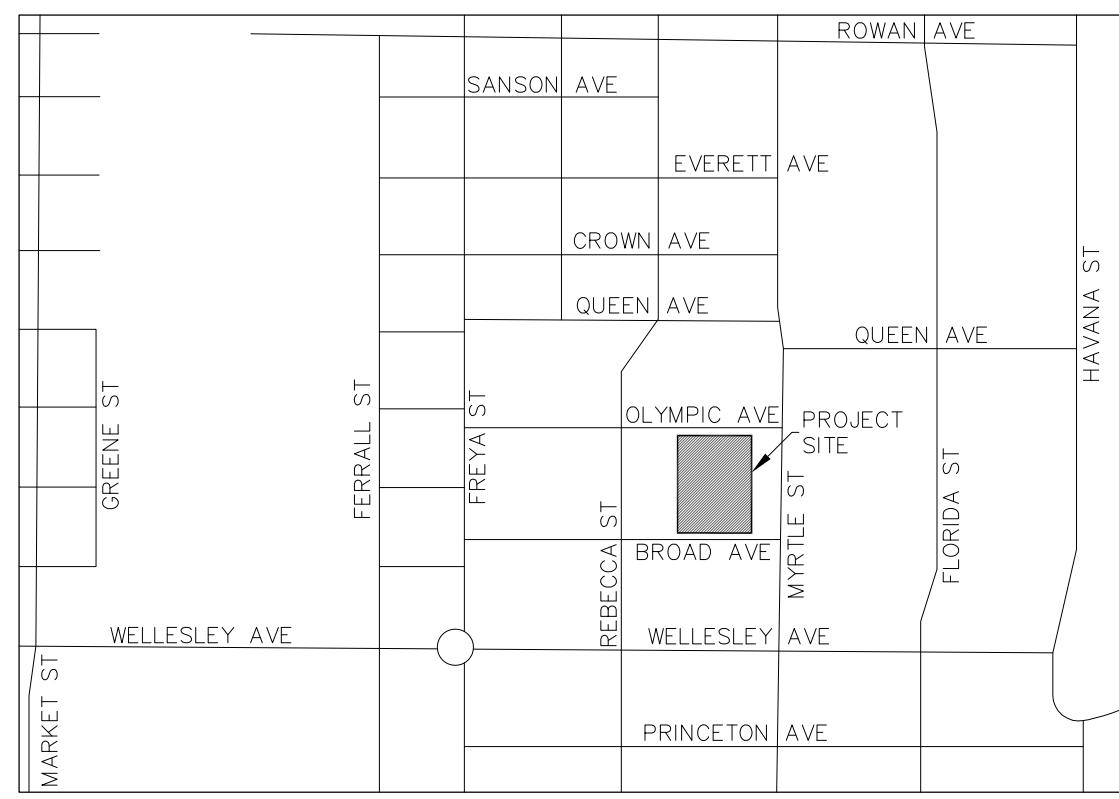
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SPOKANE COUNTY AUDITOR FOUND 1/2" PIPE



VICINITY MAP - N.T.S.

PROJECT DESCRIPTION

PROJECT ADDRESS: 3830 E. OLYMPIC AVE.
EXISTING PROPERTY SIZE: 3+ACRES
PROPOSED NUMBER OF LOTS: 4 LOTS
CURRENT ZONING CLASSIFICATION: LIGHT INDUSTRIAL
PROPOSED ZONING CLASSIFICATION: LIGHT INDUSTRIAL
SETBACKS:
FROM STREET LOT LINE: 0 FEET
FROM R-ZONED LOT: 10 FEET
FROM O, OR, NR, NNU, CB, CC, DOWNTOWN, CC, OR I-ZONED LOT: 0 FEET
FRONT LOT LINE: 10 FEET
MAX. HEIGHT: 70 FEET
PROPOSED USE OF LOTS: GENERAL COMMERCIAL (GC)
PROPOSED WATER SUPPLY: CITY OF SPOKANE
PROPOSED SANITARY SEWAGE DISPOSAL: CITY OF SPOKANE
SITE ADDRESS: 3830 E OLYMPIC AVE. SPOKANE, WA 99217
SITE PARCEL #: 36344.1604

CONTACTS

APPLICANT: SCOTT NACCARATO
CEDAR STORAGE LLC
907 E ROSEWOOD AVE.
SPOKANE, WA 99208-5509
LAND SURVEYOR: STEVEN W. TRIPP, P.L.S.
SIMPSON ENGINEERS
909 N ARGONNE RD.
SPOKANE VALLEY, WA 99212
CIVIL ENGINEER: AARON C. SIMPSON, P.E.
SIMPSON ENGINEERS
909 N ARGONNE RD.
SPOKANE VALLEY, WA 99212

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND SPECTRA PRECISION RTK GLOBAL POSITIONING SYSTEM. THE FIELD TRAVERSE METHODS WERE USED IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

BASIS OF BEARING

THE BEARING OF S00°24'59"E, ALONG THE WEST RIGHT OF WAY LINE OF MYRTLE STREET LYING SOUTH OF OLYMPIC AVENUE PER R.O.S. BOOK 173 OF SURVEYS, PAGE 66 WAS USED AS THE BASIS OF BEARING FOR THIS BINDING SITE PLAN.

REFERENCES

P ENDION PLAT; VOLUME "A" OF PLATS, PAGE 190, RECORDS OF SPOKANE COUNTY
R1 RECORD OF SURVEY; BOOK 173 OF SURVEYS, PAGE 66
R2 RECORD OF SURVEY; BOOK 71 OF SURVEYS, PAGE 40

LEGEND

- = SET 1/2" REBAR WITH PLASTIC CAP MARKED L.S.9967
- = FOUND AS NOTED
- = EXISTING FENCELINE
- = EXISTING POWER POLE WITH ANCHOR

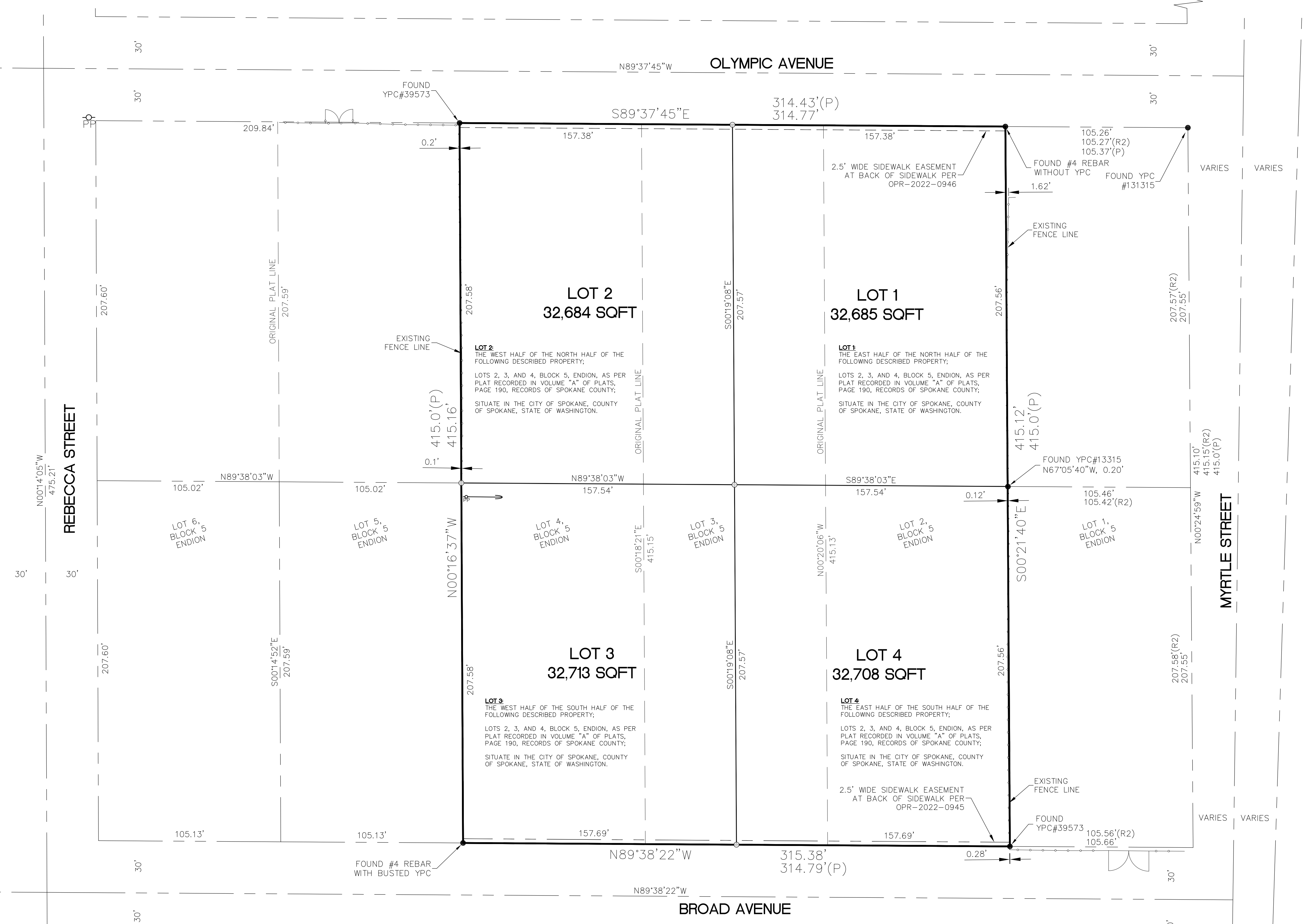
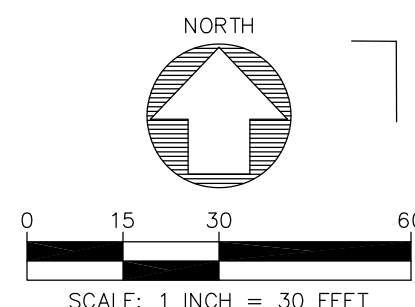
NOTES

1. ALL PERVIOUS AREAS ONSITE TO BE LANDSCAPED.



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